GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

FINANCE DEPARTMENT – Loans and Advances – Advance to Government servants for House Building purposes – Advance of Rs.10,00,000/- to Sri A.Ajay Kumar, Office Subordinate, Finance Department towards House Building Advance (Site –cum-Construction) – Sanctioned – Orders – Issued.

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FINANCE (OP.I) DEPARTMENT

G.O.Ms.No.42 **Dated:19-05-2020**

Read the following:-

1.G.O.Ms.No. 130, Finance (HR.VI-A&L) Department, dt.01.07.2016.
2.*G.O.Rt.No.1368, Fin.(HR.V-TFR-A&L-EFW) Dept., dt.13.05.2020.*
3.Application of Sri T.Narayana, Section Officer, Finance Department, dated.10.02.2020.

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ORDER:

Under Article 233-A of the A.P.F.C. Vol.I and in relaxation of the rules governing grant of Loans to Government Servants for house building purposes, Government hereby sanctioned an amount of Rs.10,00,000/- (Rupees Ten Lakhs only) to Sri A. Ajay Kumar, Office Subordinate, Finance Department for house building purpose (Site – cum – Construction) at Plot No.1/D, Survey No.296, admeasuring 100 Square Yards equalant to 83.6 Square Meters, at Vachyathanda Village, Damaracharla Mandal, Nalgonda District, Telangana State.

2. The disbursement of advance shall be made in three installments subject to the following conditions:

i) The grantee has executed the mortgage deed, mortgaging the land purchased by his/her along with the house to be built thereon in favour of Government together with agreement bond in the prescribed form for the total amount of Rs.10,00,000/-. The first installment of **Rs.2,50,000/-** (Rupees Two Lakhs Fifty Thousand only) is hereby released. Out of the above amount, an amount of **Rs.62,500/-** (Sixty Two Thousand and Five Hundred) shall be paid to the vendor Smt. Lavuri Bodi, Account No. 31749778401, State Bank of India, Sagar Road, Miryalaguda Branch, IFSC CODE : SBIN0006317 (being 25% of the 1st installment) and the balance amount of **Rs.1,87,500/-** shall be paid to Sri A.Ajay Kumar, Office Subordinate, Finance Department.

ii) The second installment of Rs.5,00,000/- will be released and be payable when the walls reach lintel level.

iii) The third installment of Rs.2,50,000/- will be released and be payable when the house has reached the roof level and the Principal Finance Secretary to Government is satisfied that the development of the area in which the house is newly built, is completed in respect of amenities such as water supply, drainage and sewerage.

3. The grant of advance is also subject to the following conditions:

i) That the construction of the house:

a) Shall be carried out exactly in accordance with the approved plan and specifications on the basis of which the amount of advance has been completed and sanctioned. The plan and specifications must not be departed from without prior concurrence of the Government and that the grantee shall certify when applying for advance admissible at the roof level that the construction is being carried out strictly in accordance with the plan and estimates furnished by his/her to the Government that the construction has actually reached roof level and that the amount already drawn has actually been used in the construction of the house.

b) Shall be completed within 18 months of the date on which the 1st installment of the advance is paid to the grantee. Failure to do so will render the grantee liable to refund the entire amount advanced to his/her together with interest due thereon in one lumpsum. The date of completion of the house must be reported to the Government immediately without delay.

ii) Immediately on completion of the house the grantee shall insure the house at his/her own cost for a sum not less than the advance with interest due thereon and shall meet the house so insured against damage by fire, flood of lightning till the advance with interest due thereon is fully repaid to the Government and deposit the policy with the Government.

iii) The house shall be maintained and repaired at his/her own cost and he/she shall pay all municipal and local taxes regularly until the advance with interest due thereon is repaid in full.

iv) He shall keep the house free from all encumbrances.

v) The grantee has furnished his consent statement for the recovery of the entire advance of Rs.10,00,000/- and interest thereon before his date of retirement.

4. The advance shall be recovered in **200** monthly installments @ Rs.5,000/-. After the principal amount is completely recovered, interest at the rate of 5% per annum (simple interest) will be charged and will be recovered in **40** monthly installments.

5. The recovery shall commence from the 18th month of the date of drawal of the first installment or from the month following the completion of the house, whichever is earlier.

6. Any amount drawn in excess of the expenditure incurred shall be refunded forthwith, with interest, if any, due thereon.

7. The insurance policy should be forwarded together with a letter addressed to the Insurance Company, that the Government are interested in the policy secured.

8. It will be open to the grantee to repay the amount in shorter periods if he so desires. The balance of the advance with the interest remaining unpaid on the date of retirement or death preceding retirement should be recovered from the whole or any specified part of the Retirement Gratuity that may be sanctioned to her.

9. In case the grantee does not repay the balance of the advance due to Government on or before that date of retirement, it should be open to Government before the security of the mortgage at any time thereafter and recover the balance of advance due together with interest and the cost or recovery by sale of the house or in such other manner as may be permissible under the law. The recovery of the advance shall be affected through the monthly pay/leave salary bills of the grantee. If the grantee ceases to be in service for any reason other than the normal retirement/superannuation or if he/she dies before the repayment of the advance in full, the entire outstanding amount of advance shall be payable to the Government forthwith. Failure on the part of grantee or her successors in interest to repay the advance for any reason whatsoever, will entitle the Government to enforce the mortgage or to take such other action as may be permissible under the law. The property mortgaged to the Government shall be recoveneyed to the grantee or his/her successors in interest, as the case may be, after the advance together with interest due thereon, has been repaid to the Government in full.

10. It is certified that the advance for the house construction is sanctioned for the first time and that the individual has not taken any house building advance or ready built house advance previously.

11. Surety bond need not be obtained from the individual as he is a permanent Government servant. Necessary entries have been made in the Service Register of the individual.

12. The expenditure shall be met from out of the funds allotted to this department vide references 2nd read above, and shall be debited to “MH 7610 – Loans to Government Servants – MH.201 – House Building Advance, SH.(05) Loans to other Officers”.

13. Finance (Claims) Department is requested to draw and credit an amount of **Rs.62,500/-** (Sixty Two Thousand and Five Hundred) shall be paid to the vendor Smt. Lavuri Bodi, Account No. 31749778401, State Bank of India, Sagar Road, Miryalaguda Branch, IFSC CODE : SBIN0006317 (being 25% of the 1st installment) and the balance amount of **Rs.1,87,500/-** shall be paid to Sri A.Ajay Kumar, Office Subordinate, Finance Department through ECS.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

SHAMSHER SINGH RAWAT
PRINCIPAL SECRETARY TO GOVERNMENT

To
Sri A. Ajay Kumar, Office Subordinate, Finance Department.
Copy to:
Finance (Claims) Department.
The Deputy Pay and Accounts Officer, Secretariat Branch, Velagapudi.
The Pay and Accounts Officer, Ibrahimpatnam, Vijayawada.
The Principal Accountant General (A&E), A.P. & T.S., Hyderabad.
SF/SC's. No: 1114165

//FORWARDED::BY ORDER//

SECTION OFFICER

SLIP TO ACCOMPANY BILL FOR DRAWAL OF ADVANCE FOR HOUSE BUILDING ADVANCE TO SRI A. AJAY KUMAR, OFFICE SUBORDINATE, FINANCE DEPARTMENT.

7610- Loans to Government Servants.
M.H. 201 House Building Advances.
S.H. (05) Loans to other officers.
001 Loans to other officers.

Bill No.	Particulars	Rs. Amount
	Budget allotted for sanction of House Building Advance towards 1st Qtr of F/y 2020-21	**: Rs. 35,50,000/-**
	Amount sanctioned so far	**: Rs. 8,20,000/-**
	Total amount sanctioned including the amount of this bill.	**: Rs. 10,70,000/-**
	Total available balance	**: Rs. 24,80,000/-**

Note: This relates to advance of Rs. ***Rs.2,50,000/-*** *(Rupees Two Lakhs Fifty Thousand only) sanctioned as 1st installment towards HBA vide G.O.Ms.No., Finance (OP.I) Department, dated:19.05.2020 to Sri A. Ajay Kumar, Office Subordinate, Finance Department, towards House Building Advance for (Site-Cum-Construction).*

SECTION OFFICER